



**Connells**

Catherine Court Sopwith Road  
Eastleigh



# Catherine Court Sopwith Road Eastleigh SO50 5LN

for sale offers over  
**£80,000**



## Property Description

Situated within the sought-after Catherine Court complex, this spacious and well-maintained first-floor one-bedroom retirement apartment offers comfortable and secure living in a convenient location close to Eastleigh town centre and its amenities.

The apartment features a welcoming entrance hall with useful storage, leading through to a bright and generously sized lounge, ideal for both relaxing and entertaining.

The modern fitted kitchen is well equipped with integrated appliances, offering a practical and stylish cooking space. The double bedroom benefits from a fitted wardrobe, while the large bathroom is thoughtfully designed with a bath and a separate shower for added convenience.

Catherine Court provides excellent security and safety measures throughout, along with a range of fantastic communal amenities, creating a safe, sociable, and comfortable environment for residents. With shops, transport links, and local facilities.

Catherine Court extends beyond your private space with inviting communal areas, including a laundry room, a communal lounge, and a dining room where you can connect with neighbours and friends. A guest suite can be reserved for your loved ones, making visits extra convenient.

Outside you will find a communal garden where you can soak up the sun, a roof terrace with scenic views.

## Entrance Hall

Premium instantaneous water heater (which is both cost and energy saving - this only uses electricity on demand). Fuse box. Storage cupboard. Intercom.

## Lounge

Double glazed window to front and side aspect. Under floor heating. TV port.

## Kitchen

Double glazed window to side aspect. Fitted kitchen with wall and base units. Integrated oven, hob and extractor hood. Integral under counter fridge and separate freezer. Tiled splash back.

## Bedroom

Double glazed window to front aspect. Built in wardrobes. Under floor heating. TV port.

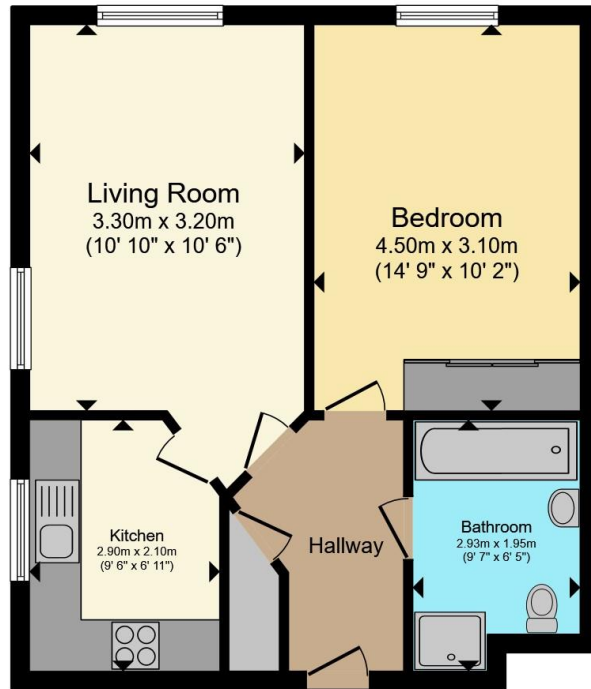
## Bathroom

Vanity sink. Bath. Walk in shower. Toilet. Extractor fan.

## Outside

Communal gardens.





### First Floor

Total floor area 47.7 m<sup>2</sup> (514 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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19 Market Street  
 EASTLEIGH SO50 5RH

EPC Rating: C Council Tax  
 Band: B

Service Charge:  
 10384.57

Ground Rent:  
 435.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/EGH309503](http://connells.co.uk/Property/EGH309503)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: EGH309503 - 0003

